

El Sobrante Municipal Advisory Council

MEETING AGENDA

Wednesday, September 8, 2021, 7:00 PM

REMOTE MEETING IN EFFECT

TO SLOW THE SPREAD OF COVID-19, THE HEALTH OFFICER'S SHELTER ORDER PREVENTS PUBLIC GATHERINGS. IN LIEU OF A PUBLIC GATHERING, THE EL SOBRANTE MUNICIPAL ADVISORY COUNCIL MEETING WILL BE ACCESSIBLE VIA ZOOM TO ALL MEMBERS OF THE PUBLIC AS PERMITTED BY THE GOVERNOR'S EXECUTIVE ORDER N-29-20

HOW TO VIEW THE MEETING VIA ZOOM:

Link: <https://cccouny-us.zoom.us/j/84142033797>

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the MAC during Public Comment or with respect to an item on the agenda may join the meeting (use link above) or call in as follows:

Zoom meeting Dial-In-Number: 888-278-0254

Conference code: 259959

Meeting ID: 841 4203 3797

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact James Lyons at:

james.lyons@bos.cccounty.us or 510-942-2222

Chair: Thomas Lang **Vice Chair:** Tom Owens

Members: Jim Hermann, Dr. Melinda V. McLain, Joe Sarapochillo, Mikki Norris, George Cleveland

Alternates: Shirley Rosenthal-Winston, Emilie Whelan

Electronic copies of the agenda are available for download at:

<https://www.contracosta.ca.gov/AgendaCenter/El-Sobrante-Municipal-Advisory-Council-50/?#02132019-1994>

Call to Order/Welcome/Roll Call

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

Approval of Minutes for the July 14th and August 11th meeting

Presentations

- P.1** Presentation by Deputy Health Officer, Dr. Ori Tzvieli
- P.2** Presentation by Sheriff's Office Bay Station Commander, Lt. Joseph Buford
- P.3** Presentation by Contra Costa County Fire Protection Battalion Chief, Charles Thomas
- P.4** Presentation by California Highway Patrol Officer Tim Leviste
- P.5** Presentation by James Lyons, District Coordinator Supervisor Gioia's Office

Discussion Items

DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 CDLP21-02030 – The applicant requests approval of a Land Use permit for the continued use of an existing automotive smog check station. Site address is: 5050 Appian Way, El Sobrante.

Public Comment on items not on the agenda (2 minutes per speaker limit)

Information Items

10.1 Information Reports by MAC members

Subcommittee Reports

Agenda Items / Speakers for Upcoming ESMAC Meetings

Adjournment



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><u>DISTRIBUTION</u></p> <p><u>INTERNAL</u></p> <p> <input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection <input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs <input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner <input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff <input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist </p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p> <input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts) <input type="checkbox"/> Traffic <input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts </p> <p><u>LOCAL</u></p> <p> <input type="checkbox"/> Fire District _____ <input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov <input type="checkbox"/> Consolidated – (email) fire@cccfd.org <input type="checkbox"/> East CCC – (email) brodriguez@cccfd.org <input type="checkbox"/> Sanitary District _____ <input type="checkbox"/> Water District _____ <input type="checkbox"/> City of _____ <input type="checkbox"/> School District(s) _____ <input type="checkbox"/> LAFCO <input type="checkbox"/> Reclamation District # _____ <input type="checkbox"/> East Bay Regional Park District <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD <input type="checkbox"/> MAC/TAC _____ <input type="checkbox"/> Improvement/Community Association <input type="checkbox"/> CC Mosquito & Vector Control Dist (email) </p> <p><u>OTHERS/NON-LOCAL</u></p> <p> <input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu) <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta <input type="checkbox"/> Native American Tribes </p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p> <input type="checkbox"/> Active Fault Zone (Alquist-Priolo) <input type="checkbox"/> Flood Hazard Area, Panel # _____ <input type="checkbox"/> 60-dBA Noise Control <input type="checkbox"/> CA EPA Hazardous Waste Site </p> <p style="text-align: center;">* * * * *</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p> </p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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Planning Application
Department of Conservation and Development
Community Development Division

30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input checked="" type="checkbox"/> LAND USE PERMIT | <input type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input type="checkbox"/> DEVELOPMENT PLAN | <input type="checkbox"/> PLANNING CONSIDERATION | OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: David Bailey
ADDRESS: 515 Vallejo Ave
CITY, STATE: Rodeo CA ZIP: 94572
PHONE #: 510 517-0816
EMAIL: _____

APPLICANT (MAIN CONTACT INFORMATION)

NAME: Wissam A Kasfy
ADDRESS: 5050 Appian way
CITY, STATE: El Sobrante CA ZIP: 94803
PHONE #: (562) 301-3453
EMAIL: ElSobrmog@gmail.com

☒ I am the property owner and hereby authorize the filing of this application.

☒ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: David Bailey P.O.A.

SIGNATURE: [Signature]

Project Description and Location: Taking over existing smog check station @
5050 Appian way El Sobrante CA 94803

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests approval of a Land Use permit for the continued use of an existing automotive smog check station.

☐ Housing Inventory Site

Property Description:

SANTA RITA ACRES #2 POR LOT 81 .34 AC

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 425-240-024
Area: <u>El Sobrante</u>	*CDD Base Fee/Deposit	\$ 5,500	S-	Site Address: <u>5050 Appian Way</u>
Fire District: <u>CCC Fire</u>	*Additional CDD Base Fee/Deposit	\$	S-	Zoning District: <u>P-1</u>
Sphere of Influence: <u>Richmond</u>	*PW Base Fee/Deposit	\$	S-	General Plan: <u>M-11</u>
Flood Zone: <u>X</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Census Tract: <u>3602</u>
x-ref Files: <u>277-70</u> <u>173-27</u>	Notification Fee	\$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: <u>1</u>
	Environmental Health Dept.	\$57.00	5884	Received By: <u>Syd Sotoodeh</u>
Concurrent Files:	TOTAL	\$ 5,587		Date Filed: <u>08/11/2021</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File #: <u>CDLP21-02030</u>

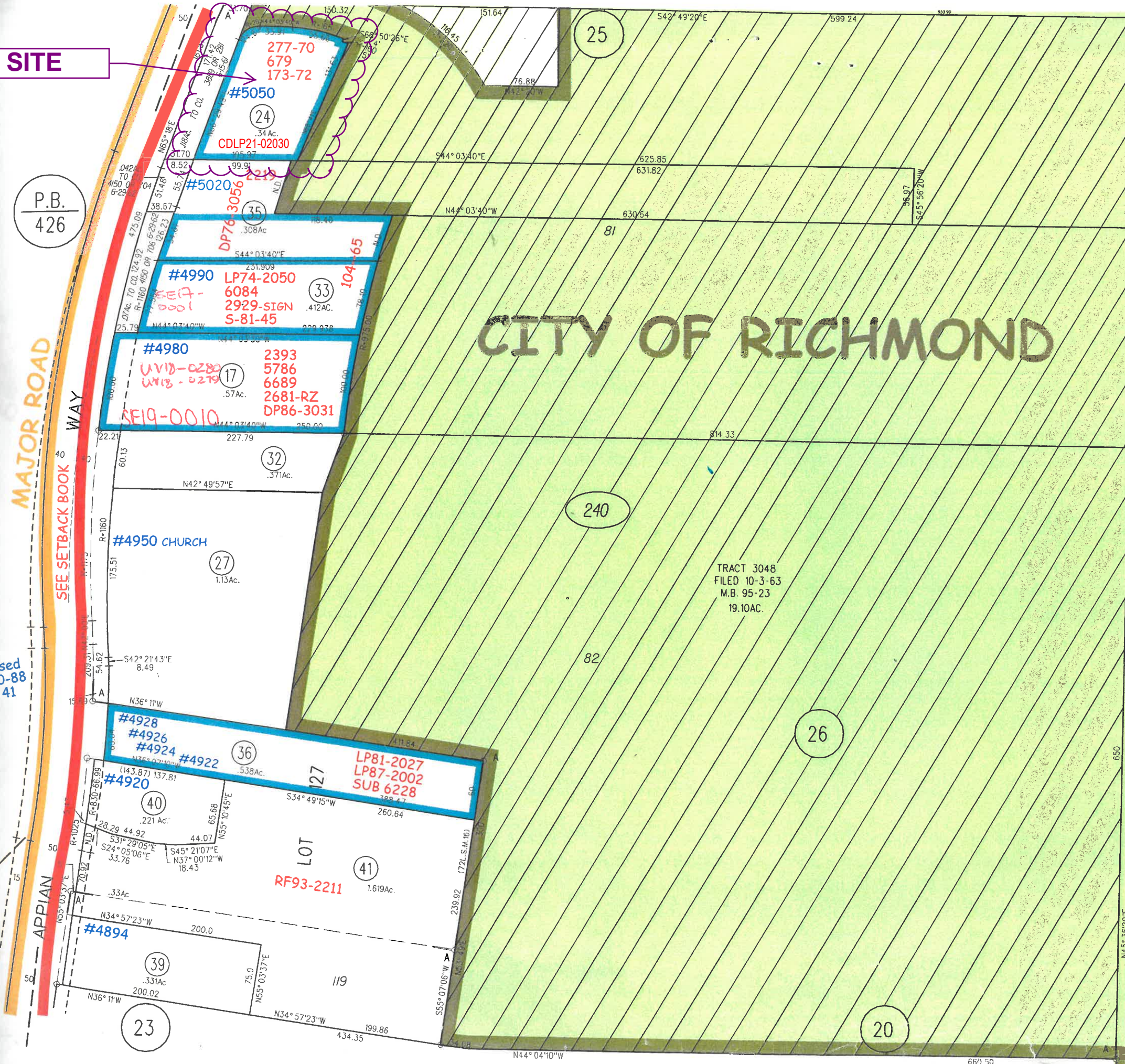
APPLICATION SUBMITTAL ON REVERSE

SITE

P.B.
426

MAJOR ROAD
WAY
SEE SETBACK BOOK

Revised
6-20-88
Pcl. 41



TAX CODE AREA

CT.3602.00

A- SANTA RITA ACRES

UNIT NO-2

M.B 22-649

SAN PABLO RANCHO

P.B.
431

RD. FEES



D-73

ZM: H-6

240

6-1-88
1961 ROLL

ASSESSOR'S MAP

BOOK 425 PAGE 24

CONTRA COSTA COUNTY, CALIF.

Downloaded May 7, 2008

General Plan: M-11, Appian Way General Mixed-Use



Legend

City Limits

Unincorporated

Address Points

Highways

Highways Bay Area

Streets

General Plan

SV (Single Family Residential - Ver

SL (Single Family Residential - Low

SM (Single Family Residential - Me

SH (Single Family Residential - Hig

ML (Multiple Family Residential - Lc

MM (Multiple Family Residential - N

MH (Multiple Family Residential - H

MV (Multiple Family Residential - Vi

MS (Multiple Family Residential - Vi

CC (Congregate Care/Senior Housi

MO (Mobile Home)

M-1 (Parker Avenue Mixed Use)

M-2 (Downtown/Waterfront Rodeo I

M-3 (Pleasant Hill BART Mixed Use

M-4 (Willow Pass Road Mixed Use)

M-5 (Willow Pass Road Commercia

M-6 (Bay Point Residential Mixed U

M-7 (Pittsburg/Bay Point BART Sta

M-8 (Dougherty Valley Village Cent

M-9 (Montalvin Manor Mixed Use)

M-10 (Willow Pass Business Park M

M-11 (Appian Way Mixed Use)

M-12 (Triangle Area Mixed Use)

M-13 (San Pablo Dam Road Mixed

M-14 (Heritage Mixed Use)

CO (Commercial)

OF (Office)

BP (Business Park)

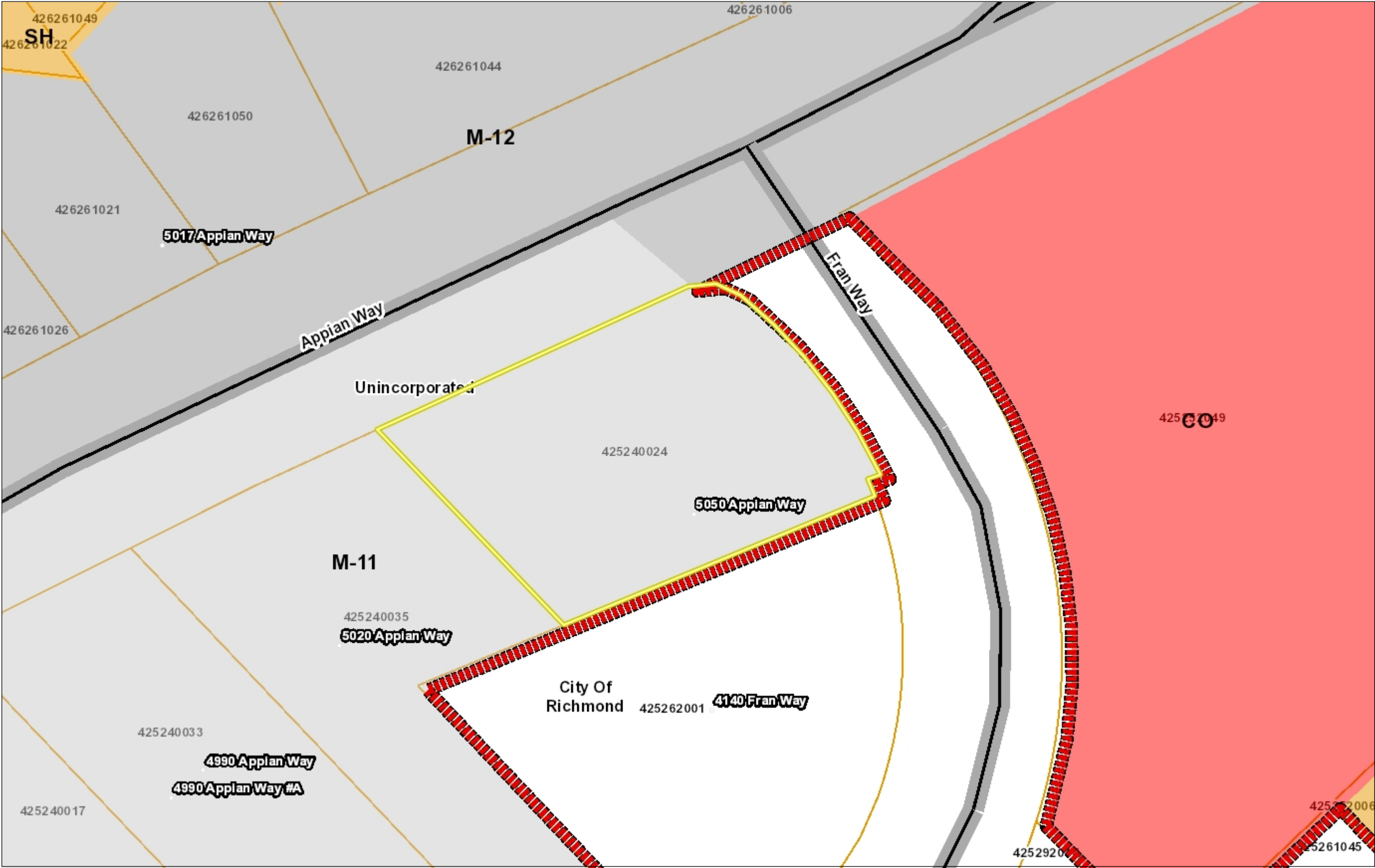
LI (Light Industry)

HI (Heavy Industry)

AL, OIBA (Agricultural Lands & Off

CR (Commercial Recreation)

1: 564



WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

APN: 425-240-024

Zoning: P-1 (El Sobrante)



Legend

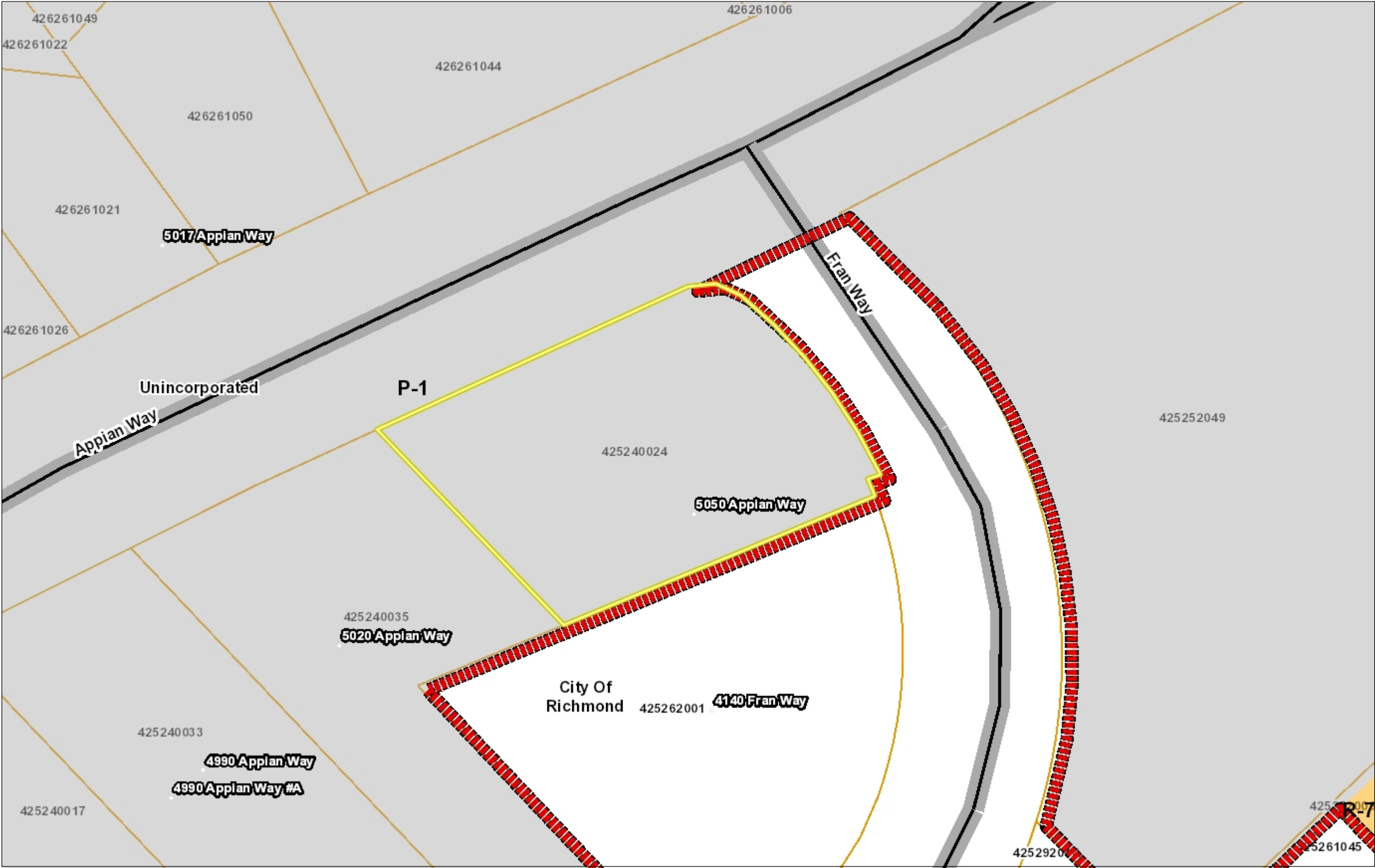
- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Zoning
 - R-6 (Single Family Residential)
 - R-6 -FH (Single Family Residential Combining District)
 - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
 - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
 - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
 - R-6, -UE (Single Family Residential Exclusion Combining District)
 - R-6 -X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7 -X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10, -UE (Single Family Residenti Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Single Family Residenti Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40 -FH (Single Family Residenti Combining District)
 - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
 - R-40, -UE (Single Family Residenti Exclusion Combining District)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Two Family Residential - Tr District)
 - D-1, -UE (Planned Unit - Urban Far Combining District)
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Multiple Family Resident Combining District)

1: 564



Notes

APN: 425-240-024

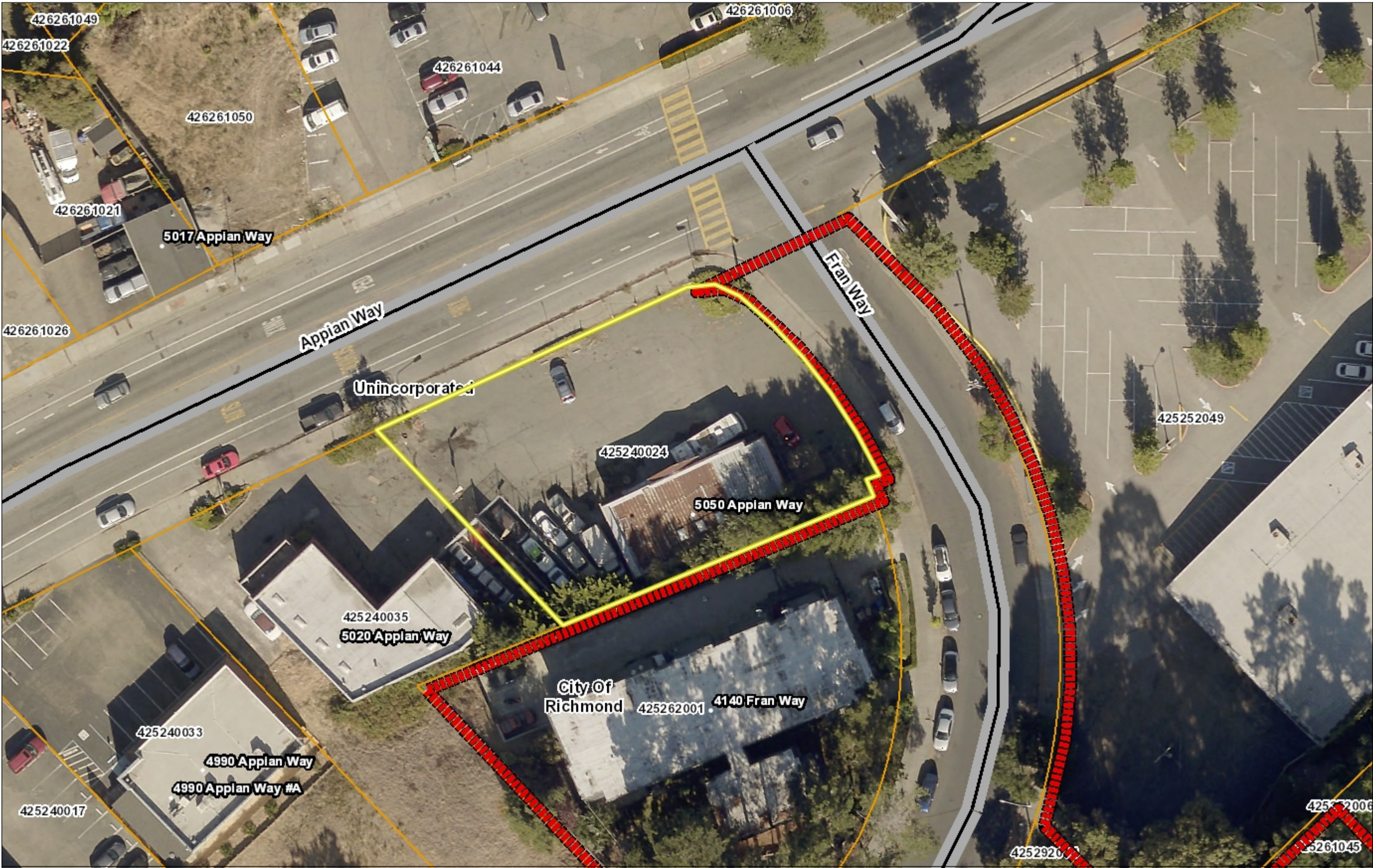


0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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- Legend
- City Limits
 - Unincorporated
 - Address Points
 - Highways
 - Highways Bay Area
 - Streets
 - County Boundary
 - Bay Area Counties
 - Assessor Parcels
 - Aerials 2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations



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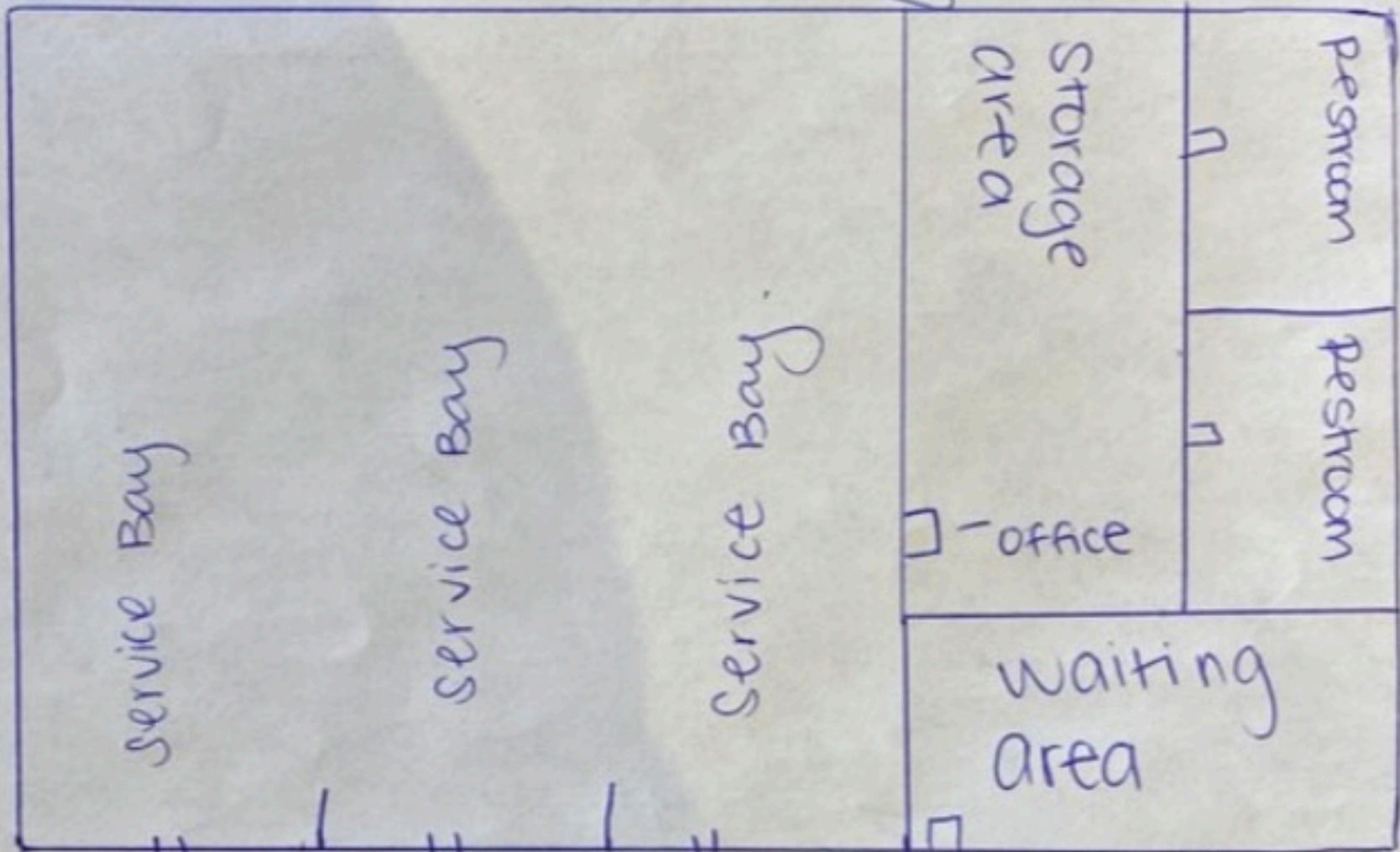
1: 564

Notes
APN: 425-240-024

5020 Appian Way

RECEIVED on 08/11/2021 CDLP21-02030
By Contra Costa County
Department of Conservation and Development

Parking



FRAN WAY

entry & exit

PARKing lot

APPian Way

entry & exit



EXPLORE EL SOBRANTE

Support El Sobrante businesses while earning the chance to win valuable prizes. Take part in the Explore El Sobrante Sweepstakes, starting September 1, and lasting through September 30th.

Participation is very simple:

Go to any of the businesses displaying the Explore El Sobrante Poster and get your Explore El Sobrante Passport. Be sure to completely fill out your contact information on the Passport. See below for a list of participating businesses.

When you make a transaction at any one of these businesses, such as a purchase or consultation, get your passport stamped with the establishment's unique stamp.

During the month of September, complete 10 or more visits to compete for prizes in the Explore El Sobrante Sweepstakes

Drop your completed Passport (10 or more stamps) in the Explore El Sobrante collection box at any of our businesses.

Winners will be announced in early October.